



Public Meeting Report

If this information is required in an alternate accessible format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Report To:	Planning and Development Committee	
Date of Meeting:	December 9, 2024	Report Number: PDS-052-24
Authored By:	Ruth Porras, Senior Planner	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	COPA-2024-0005 and ZBA-2024-0011 Resolution#:	
Report Subject:	Applications for Clarington Official Plan Amendment and Zoning By-law Amendment for 1420 and 1422 Nash Road, Courtice	

Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-052-24 and any related communication items, be received for information only;
2. That staff receive and consider comments from the Public, Review Agencies, and Council with respect to the Clarington Official Plan Amendment and Zoning By-Law Amendment applications submitted by Meredith Consultant Services on behalf of Alesandro Sirizzotti, Rico Patrick Sirizzotti, Luigi Sirizzotti, Pasquale Sirizzotti, Adelina Pelosi, Giulio Sirizzotti, and Marisa Sirizzotti and continue processing the applications including the preparation of a subsequent recommendations report; and
3. That all interested parties listed in Report PDS-052-24 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on applications for a proposed Official Plan Amendment and Zoning By-law Amendment to permit a total of 73 residential units consisting of 4-storey apartment building with a total of 51 units, 3-storey stacked townhouses with 12 units, and two 3-storey townhouses each with 5 units at 1420 and 1422 Nash Road in Courtice.

1. Background

- 1.1 On July 31, 2024, Meredith Consultant Services, on behalf of Alesandro Sirizzotti, Rico Patrick Sirizzotti, Luigi Sirizzotti, Pasquale Sirizzotti, Adelina Pelosi, Giulio Sirizzotti, and Marisa Sirizzotti submitted applications for an Official Plan Amendment and Zoning By-law Amendment to permit 73 residential units consisting of 4-storey apartment building with a total of 51 units, 3-storey stacked townhouses with 12 units, and two three-storey townhouses each with 5 units with a total of 73 residential units at 1420 and 1422 Nash Road in Courtice (**see Figure 1**). The applications were deemed complete on August 30, 2024.



Figure 1 – Proposed Conceptual Plan

1.2 The proposed residential units and parking spaces breakdown will be as follows (see **Table 1**):

Built Form	Unit Type	Units	Parking Spaces
Apartment Building	One Bedroom	37	51 parking spaces
	Two Bedroom	14	
Townhouses	Three Bedroom	10	20 parking spaces
Stacked Townhouses	One Bedroom	5	12 parking spaces
	Two Bedroom	7	
Total		73	95 (including 12 Visitor Parking Spaces)

Table 1 – Proposed Residential Units and Parking Spaces

- 1.3 The proposal includes 120 square metres of indoor amenity space and 228 square metres of outdoor amenity space.
- 1.4 Access to the site is proposed off Nash Road and walkways are proposed along the internal drive aisles and parking area.
- 1.5 Applications for site plan approval or standard condominium have not been submitted.

2. Land Characteristics and Surrounding Uses

- 2.1 The subject lands are comprised of two properties on the north side of Nash Road municipally known as 1420 and 1422 Nash Road, Courtice, mid-block between Townline Road and Varcoe Road. The site has approximately 55 metres of frontage along Nash Road and a small portion on Townline Road.
- 2.2 The subject lands are vacant. The site area is approximately 3.03 ha (7.50 acres). Natural heritage features are located towards the rear of the property. Two tributaries transverse the property connecting to Harmony Creek. The properties also contain wooded areas and a wetland (See **Figure 1**)

2.3 The surrounding uses are as follows:

- North –** Existing single detached dwellings and wooded areas.
- East –** Existing single detached dwellings.
- South –** Existing single detached dwellings and auto-oriented shopping plaza.
- West –** Existing single detached dwellings and redevelopment in the City of Oshawa.

3. Provincial Policy

The Provincial Planning Statement 2024

- 3.1 The Provincial Planning Statement (PPS) encourages planning authorities to create healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types, including affordable housing and shall promote development patterns that efficiently use land and infrastructure. Opportunities for redevelopment and intensification are to be promoted where it can be accommodated.
- 3.2 The PPS policies direct growth to settlement areas and promote compact development forms. The subject lands are located within the Courtice Urban Area. Planning authorities are to facilitate a variety of housing forms and promote residential intensification to achieve efficient use of land, especially along public transit and active transportation routes.
- 3.3 The new PPS has been combined with the Growth Plan and now encourages a minimum density target of 50 residents and jobs per gross developable hectare in designated growth areas.
- 3.4 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

4. Official Plan

Durham Region Official Plan (Envision Durham)

- 4.1 On September 3, 2024, the Ministry of Municipal Affairs and Housing approved Envision Durham, which is the new Regional Official Plan, with modifications. The Durham Region Official Plan (Envision Durham) designates the subject lands as “Community Areas.”
- 4.2 Community Areas are to be planned for a variety of housing types, sizes, and tenures, including townhouses and apartments within connected neighbourhoods. These areas can also include population-serving uses and shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas.
- 4.3 The Regional Official Plan Greenland System mapping shows Regional Natural System and Key Hydrologic Features on the subject lands. Site alteration is not permitted in Regional Natural System and Key Hydrologic Features including any vegetation protection zone (VPZ). Within Urban Areas the VPZ shall be determined through an environmental impact study (EIS).

Clarington Official Plan (COP)

- 4.4 The Clarington Official Plan designates the subject lands “Urban Residential” along Nash Road and the balance is designated “Environmental Protection Areas.” The subject lands are within the Courtice Built Boundary. The Urban Residential designation is predominantly intended to provide for a variety of housing densities, tenures, and types in neighbourhoods for all incomes, ages, and lifestyles.
- 4.5 The Clarington Official Plan contains criteria for multi-unit residential development. The policies state that development shall be suitable to accommodate the proposed density and built form and shall be compatible with the surrounding context. Any intensification or infill development in established neighbourhoods, such as the one being proposed, must also consider and respect the surrounding neighbourhood. Consideration will be given to:
 - Pattern of lots;
 - Suitability of the size and shape of the site;
 - Compatibility with the surrounding neighbourhood;
 - Building types of nearby properties;
 - Height, scale, and siting of buildings;
 - Setback of buildings from the street;
 - Rear and side yard setbacks;
 - Shadowing, and the location of parking and amenity areas;
 - Minimize the impact of traffic on local streets;
 - Multiple and direct vehicular accesses from the public street, without reliance on easements;
 - Variety of unit designs; and
 - Townhouses sited on blocks shall generally not exceed 50 units.

- 4.6 The Clarington Official Plan provides the Urban Structure Typologies for specific areas of the Municipality. These identified areas are where growth and higher intensity-built forms are to be directed. Sites adjacent to arterial roads shall have a minimum density of 19 units per hectare. The built form shall be between 1 to 3 storeys and primarily used for ground-related units including townhouses, semi-detached, or detached dwellings, and limited apartments.
- 4.7 Environmental Protection Areas are recognized as the most significant components of the Municipality's natural environment. As such, these areas and their ecological functions are to be preserved and protected from the effects of human activity.
- Environmental Protection Areas include the natural heritage features and hydrologically sensitive features that comprise the natural heritage system as well as those lands within the regulatory flood plain of a watercourse.
 - A woodlot and wetland have been identified on the site, as well as a tributary of Harmony Creek. An Environmental Impact Study (EIS) is required to determine the exact limits of development, including limits to natural heritage system. The EIS must demonstrate that the proposal is consistent with Official Plan policies.
- 4.8 Where a development or redevelopment proposal includes non-developable land or land designated as an Environmental Protection Area, the Municipality may require that such land be dedicated to the Municipality and will not be accepted as statutory parkland dedication.
- 4.9 A draft official plan amendment is included in **Attachment 1**.

5. Zoning By-law 84-63

- 5.1 The subject lands are currently zoned "Agricultural (A) Zone" and "Environmental Protection (EP) Zone". A Zoning By-law Amendment is required to permit the proposed residential development on the subject lands.
- 5.2 Finalization of appropriate zone uses and provisions will be determined after all public and agency comments have been received and will be brought forward at a future date with the recommendation report. A Hold symbol will be implemented as part of the rezoning to ensure the conditions of the site plan have been fulfilled.
- 5.3 A draft zoning by-law is included in **Attachment 2**.

6. Summary of Background Studies

- 6.1 The applicant has submitted several supporting documents which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage www.clarington.net/1420NashRoad and are also available upon request. A summary of the submitted reports and studies will be provided in a future recommendation report.

7. Public Notice and Submissions

- 7.1 Given the postal strike, Public Notices were either hand-delivered by municipal Staff or couriered to 64 households within 120 metres of the subject lands on November 15, 2024, and two public meeting signs were installed on the subject lands along Nash Road and Townline Road North. Details of the proposed application were also posted on the Municipality's website, and in the Clarington Connected e-newsletter.
- 7.2 As of writing this report, staff have received inquiries from a neighbour with respect to the proposed development. The concerns were related to the traffic and speed on Nash Road, the fact that there is only one entrance for the development, whether this was the first of many phases, and whether the project was government housing. Staff will continue to process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.
- 7.3 Staff will continue to process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

8. Departmental and Agency Comments

- 8.1 The applications were circulated to internal departments and external agencies for review and comments. At the time of writing this report, staff did not receive all of the agency and department comments. A list and summary of the agency and internal department comments received, as well as all public comments received, will be included in a subsequent recommendation report.

9. Discussion

Proposed Residential Development

- 9.1 The proposed residential development is located within the Courtyce Built Boundary and the proposed residential uses represent a form of development encouraged for the most part by Provincial, Regional, and Municipal policies. It aims to develop a total of 73 residential units, comprising 51 apartment units and 22 units spread across two townhouse blocks and one stacked townhouse block. The proposed parking includes a total of 95 surface parking spaces with primary access to the site being provided from Nash Road.



Figure 2 – Rendering of Proposed Development

Multi-unit Residential Development Locational Criteria, Urban Design and Site Development

- 9.2 The subject lands front onto Nash Road a Type C Arterial Road. Sites adjacent to arterial roads shall have a minimum density of 19 units per hectare. The proposal is for about 96 units per hectare. The site is located at the edge of the established neighbourhood and is surrounded by large residential properties. A significant portion of the subject lands contain natural heritage features.
- 9.3 The proposed development would include townhouses and stacked townhouses with a height of 3 storeys and an apartment building with a height of 4 storeys. The proposed 4-storey building is not in conformity with the 3-storey height restriction of the locational criteria and therefore requires an Official Plan Amendment.
- 9.4 The Clarington Official Plan contains policies and guidelines for developments within the Urban Residential designation that will need to be considered when reviewing the applications. Development shall be suitable to accommodate the proposed density, built form, heights, and yard setbacks, and shall be compatible with the surrounding context. Development shall also minimize the impact of traffic on local streets and generally provide multiple vehicular accesses from the street, without reliance on easements. Consideration of these policies will enhance the development while being respectful of the existing built form and surrounding community.
- 9.5 A Master Block Plan and Shadow Analysis were prepared by the applicant as part of an Urban Design Brief to demonstrate how the proposal connects to other potential infill sites in the event that the adjacent sites redevelop and to identify impacts of the development on surrounding areas, as well as the site itself.

- 9.6 Further discussion on the appropriateness of the proposed built form, heights, densities, reduced front yards general site layout and interface with the natural heritage features will be addressed through a subsequent recommendation report.

Housing Diversity

- 9.7 The Clarington Official Plan encourages a broad range of housing types, tenures and cost within Settlement Areas to meet the evolving housing needs for people of all ages, abilities, and income groups with a minimum of 30% of the proposed units to be affordable. The applicant has indicated that the proposed development would be a residential standard condominium. It is expected that the apartment building will be geared towards rentals, while the townhouse units will be sold as independent units. Housing created by the development will be more attainable due to the smallest sizes.

Environmental Protection Areas

- 9.8 The property is located within the Harmony Creek Watershed and contains a number of regulated natural features. The Clarington Official Plan identifies the natural heritage system, tributaries and associated floodplains and Provincially Significant Wetland. Woodlots have also been identified on the site. The proposal illustrates woodlot removal and a 15-metre vegetation protection zone from the evaluated PSW which is less than the required 30-metres vegetation protection zone identified in the Clarington Official Plan from the wetland feature. Further discussion with the applicant will be required.
- 9.9 The Environmental Protection designation can be refined through various studies, including the Environmental Impact Study, and the findings of the studies are to be reflected in the implementing site-specific zoning-by-law. The EIS must demonstrate that the proposal is consistent with the Official Plan policies. Further discussion on the findings of the EIS submitted for review and the appropriateness of the proposed woodlot removal and VPZ encroachment will be addressed through a detailed review and a subsequent recommendation report.

Access to the Site, Circulation, Pedestrian Connections, Amenity Space, and Landscaping

- 9.10 The site proposes to have vehicular access via Nash Road. The townhouses, stacked towns, and apartment building are situated along an internal network of drive aisles. A walkway connects to the sidewalk on Nash Road and extends to the north and east part of the development. The proposal shows pedestrian paths and trails that extend to the environmental protection area that would need further analysis through the review once the site plan application is received.
- 9.11 Amenity areas are to be provided based on a total of 73 units as per Municipal Amenity Guidelines. The amenity areas are deficient and will be assessed in terms of the size, use and location upon receipt of a site plan application.

Parking

- 9.12 The parking includes a total of 95 parking spaces. Parking provisions of the Zoning By-law require 117 parking spaces. The proposed concept is deficient by twenty-two parking spaces. Further discussion with the applicant on the appropriateness of the proposed parking supply will be required.

10. Financial Considerations

- 10.1 Not Applicable, as this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, additional financial considerations that may arise will be discussed in a subsequent recommendation report.

11. Climate Change

- 11.1 As this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, a fulsome analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

12. Strategic Plan

- 12.1 The proposed development will be reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable, and complete communities and connecting residents through the design of safe, diverse, inclusive, and vibrant communities. An analysis of the proposed development's interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report.

13. Concurrence

- 13.1 Not Applicable.

14 Conclusion

- 14.1 The purpose of this report is to provide background information and obtain comments on the Official Plan Amendment and Zoning By-law Amendment applications to permit a development consisting of 4-storey apartment building with a total of 51 units, 3-storey stacked townhouses with 12 units, and two 3-storey townhouses each with 5 units for the Public Meeting under the *Planning Act*. Staff will continue to review and process the applications, including consideration of department, agency, and public feedback, and will prepare a subsequent recommendation report for Council's consideration.

Staff Contact: Ruth Porras, Senior Planner, (905)623-3379 ext. 2412 or rporras@clarington.net or
Amanda Tapp, Manager of Development Review, (905)623-3379 ext. 2427 or
atapp@clarington.net.

Attachments:

Attachment 1 – Draft Official Plan Amendment
Attachment 2 – Draft Zoning By-law Amendment

Interested Parties:

List of Interested Parties available from the Department.